

# GIS REGISTRY INFORMATION

<b>SITE NAME:</b>	Unity School District			<b>FID #</b>	
<b>BRRTS #:</b>	03-49-378605			(if appropriate):	
<b>COMMERCE #</b> (if appropriate):	54810-7267-08				
<b>CLOSURE DATE:</b>	February 23, 2004				
<b>STREET ADDRESS:</b>	1908 150th St				
<b>CITY:</b>	Balsam Lake				
<b>SOURCE PROPERTY GPS COORDINATES</b> (meters in WTM91 projection):		<b>X =</b>	327304	<b>Y =</b>	559854
<b>CONTAMINATED MEDIA:</b>	Groundwater		Soil	X	Both
<b>OFF-SOURCE GW CONTAMINATION &gt;ES:</b>	Yes		No		X
• <b>IF YES, STREET ADDRESS:</b>					
• <b>GPS COORDINATES</b> (meters in WTM91 projection):		<b>X =</b>		<b>Y =</b>	
<b>OFF-SOURCE SOIL CONTAMINATION &gt;Generic or Site-Specific RCL (SSRCL):</b>		Yes		No	X
• <b>IF YES, STREET ADDRESS 1:</b>					
• <b>GPS COORDINATES</b> (meters in WTM91 projection):		<b>X =</b>		<b>Y =</b>	
<b>CONTAMINATION IN RIGHT OF WAY:</b>		Yes		No	X
<b><u>DOCUMENTS NEEDED</u></b>					
Closure Letter, and any conditional closure letter issued					X
Copy of most recent deed, including legal description, for all affected properties					X
Certified survey map or relevant portion of the recorded plat map (if referenced in the legal description) for all affected properties					X
County Parcel ID number, if used for county, for all affected properties					X
Location Map which outlines all properties within contaminated site boundaries on USGS topographic map or plat map in sufficient detail to permit the parcels to be located easily (8.5x14" if paper copy). If groundwater standards are exceeded, the map must also include the location of all municipal and potable wells within 1200' of the site.					X
Detailed Site Map(s) for all affected properties, showing buildings, roads, property boundaries, contaminant sources, utility lines, monitoring wells and potable wells. (8.5x14", if paper copy) This map shall also show the location of all contaminated public streets, highway and railroad rights-of-way in relation to the source property and in relation to the boundaries of groundwater contamination exceeding ch. NR 140 ESs and soil contamination exceeding ch. NR 720 generic or SSRCLs.					X
Tables of Latest Groundwater Analytical Results (no shading or cross-hatching)					X
Tables of Latest Soil Analytical Results (no shading or cross-hatching)					X
Isoconcentration map(s), if required for site investigation (SI) (8.5x14" if paper copy). The isoconcentration map should have flow direction and extent of groundwater contamination defined. If not available, include the latest extent of contaminant plume map.					
GW: Table of water level elevations, with sampling dates, and free product noted if present					
GW: Latest groundwater flow direction/monitoring well location map (should be 2 maps if maximum variation in flow direction is greater than 20 degrees)					
SOIL: Latest horizontal extent of contamination exceeding generic or SSRCLs, with one contour					X
Geologic cross-sections, if required for SI. (8.5x14" if paper copy)					X
RP certified statement that legal descriptions are complete and accurate					X
Copies of off-source notification letters (if applicable)					
Letter informing ROW owner of residual contamination (if applicable)(public, highway or railroad ROW)					
Copy of (soil or land use) deed restriction(s) or deed notice if any required as a condition of closure					

Parcel Identification Number

40-887-0



ENVIRONMENTAL & REGULATORY SERVICES DIVISION  
BUREAU OF PECFA  
P.O. Box 8044  
Madison, Wisconsin 53708-8044  
TDD #: (608) 264-8777  
Fax #: (608) 267-1381  
<http://www.commerce.state.wi.us>  
<http://www.wisconsin.gov>  
**Jim Doyle, Governor**  
**Cory L. Nettles, Secretary**

February 23, 2004

Terry Schmidt  
Unity School District  
1908 150th St  
Balsam Lake, WI 54810

RE: **Final Closure**

**Commerce # 54810-7267-08**      **WDNR BRRTS # 03-49-378605**  
Unity School District, 1908 150th St, Balsam Lake

Dear Mr. Schmidt:

The Wisconsin Department of Commerce (Commerce) has received all items required as conditions for closure of the site referenced above. This case is now listed as "closed" on the Commerce database and will be included on the Wisconsin Department of Natural Resources (WDNR) Geographic Information System (GIS) Registry of Closed Remediation Sites to address residual contamination. It is in your best interest to keep all documentation related to the environmental activities that were conducted.

If residual contamination is encountered in the future, it must be managed in accordance with all applicable state and federal regulations. If it is determined that any remaining contamination poses a threat, the case may be reopened and further investigation or remediation may be required.

Thank you for your efforts to protect Wisconsin's environment. If you have any questions, please contact me in writing at the letterhead address or by telephone at (608) 261-7718.

Sincerely,

Will M. Myers  
Geologist  
Site Review Section

373180

BOOK 389 PAGE 312

By This Deed, Willis Gustafson, a/k/a F. Willis Gustafson and Mabel Gustafson, a/k/a Mabel R. Gustafson, his wife

Grantor conveys and warrants to Unity School District #4, Polk County, Wisconsin

for a valuable consideration of one dollar

the following described real estate in Polk County, State of Wisconsin:

That part of Government Lot 5, Section 27, Township 35 North, Range 17 West lying West and South of town road, as particularly described in Vol. 269 Records, page 386, document #315889, except therefrom, that parcel described in Vol. 311 of Records, page 530, document #334431 in the office of the Register of Deeds for Polk County, Wisconsin. Also to convey all of the land South of the North 1,000 feet of the SW 1/4 of SW 1/4, Section 27, Township 35 North, Range 17 West, except a parcel in the southwest corner described as follows: Beginning at the southwest corner of said SW 1/4 of SW 1/4; thence North 280 feet on the west line of said section; thence East 290 feet parallel to the south section line of said section; thence South 280 feet parallel to the West section line of said section; thence West on south section line of said section to the point of beginning.

This deed is given in fulfillment of that land contract dated June 12, 1974, recorded June 17, 1974 in Vol. 365 Records, page 604, document #358727 in the office of Register of Deeds for Polk County, Wisconsin.

Exception to warranties:

This transaction is exempt from real estate transfer return and fee by reason of Section 77.25 of the Wisconsin Statutes.

Executed at Balsam Lake, Wisconsin this 11th day of November, 1976

SIGNED AND SEALED IN PRESENCE OF

Willis Gustafson (SEAL)  
Willis Gustafson/a/k/a F. Willis Gustafson  
Mabel Gustafson, a/k/a Mabel R. Gustafson (SEAL)  
Mabel Gustafson (SEAL)

Signatures of Willis Gustafson and Mabel Gustafson, his wife

authenticated this 11th day of November, 1976

Peter S. Nelton

Title: Member State Bar of Wisconsin or Other Party

Authorized under Sec. 706.06 viz.

STATE OF WISCONSIN

ss.

Personally came before me, this day of 1976, the above named

to me known to be the person who executed the foregoing instrument and acknowledged the same.

THIS INSTRUMENT WAS DRAFTED BY

Nelton & Nelton, Lawyers  
Balsam Lake, Wisconsin  
The use of witnesses is optional.

Notary Public, County, Wis.

My commission (expires) (is)

Names of persons signing in any capacity should be typed or printed below their signatures.

Received for record

NOV 11 1976

AT 10:45 o'clock, a.m.  
HAROLD MAIER, Register of Deeds  
Polk County, Wis.  
Norma Hansen Deputy.

RETURN TO

Nelton & Nelton

Tax Key #

This is NON homestead property.

# FILE COPY

DOCUMENT NO.

358232

BOOK 364 PAGE 528

STATE BAR OF WISCONSIN FORM 2  
WARRANTY DEED  
THIS SPACE IS RESERVED FOR THE FUTURE DATE

By This Deed, Earl A. Johnston

Received for record

MAY 16 1974

AT 2:30 o'clock P.M.  
HAROLD MAUER, Register of Deeds  
Polk County, Wis.  
By *Dean R. Lindquist* Deputy

Grantor conveys and warrants to Unity School District-Joint District #4

for a valuable consideration of one dollar or more

the following described real estate in Polk County, State of Wisconsin:

Government Lot Four (4) of Section Twenty-seven (27), Township Thirty-five (35) North, Range Seventeen (17) West, except that part described as follows: Commencing at the Southeast corner of said Government Lot Four (4) thence North along the West boundary thereof a distance of 660 feet to the point of beginning; thence North on the West line of said Government Lot a distance of 250 feet; thence East, parallel with the South boundary of said Government Lot, a distance of 400 feet; thence South parallel with the West line of said Government Lot, 250 feet; thence East 400 feet to the point of beginning.

Five-Twelves (5/12) of the 1974 Real Estate taxes will be the obligation of the Grantor.

Unity School District-Joint District #4  
Milltown, Wisconsin 54858

Tax Key 7  
This is not homestead property.

TRANSFER

\$23.70  
FEE

Exception to warranties: Existing encumbrances and highways.

Executed at Balsam Lake, Wisconsin this 16th day of May, 1974

SIGNED AND SEALED IN PRESENCE OF

*Earl A. Johnston* (SEAL)  
Earl A. Johnston

-Witnesses not required.-

Signature of

authenticated this 16th day of May, 1974

Title: Member State Bar of Wisconsin or Other Party  
Authorized under Sec. 706.06 s.c.

STATE OF WISCONSIN

Polk

Personally came before me, this 16th day of May, 1974, the above named, Earl A. Johnston

to me known to be the person who executed the foregoing instrument and acknowledged the same.

THIS INSTRUMENT WAS DRAFTED BY

Earl A. Johnston

*Richard E. Johnson*  
Richard E. Johnson

The use of witnesses is optional.

Notary Public in and for the State of Wisconsin  
My Commission Expires June 23, 1974  
Polk County, Wis.

My commission expires (to)

Names of persons signing in any capacity should be typed or printed below their signatures

WARRANTY DEED

STATE BAR OF WISCONSIN  
FORM No. 2-1011

358727

365 PAGE 604

CONTRACT, by and between Willis Gustafson a/k/a F. Willis Gustafson, and Mabel Gustafson a/k/a Mabel R. Gustafson, his wife, and in her own right,

and Unity School District #4, Polk County, Wisconsin,

herein called Vendor, whether one or more,  
herein called Purchaser, whether one or more,  
WITNESSETH: That the Vendor, in consideration of the payments to be made and the covenants and agreements by the Purchaser to be performed, as hereinafter set forth, hereby sells and agrees to convey unto the Purchaser, upon the prompt and full performance by the Purchaser of the covenants and agreements of this contract to be by the Purchaser performed, the following described real estate in Polk County, State of Wisconsin:

That part of Government Lot Five (5), Section Twenty-seven (27), Township Thirty-five (35) North, Range Seventeen (17) West, lying West and South of Town Road, as particularly described in Volume 269 of Records, page 386, Document No. 315889, EXCEPT therefrom, that parcel described in Volume 311 of Records, page 530, Document No. 334431, in the office of the Register of Deeds of Polk County, Wisconsin. Also,

All of the land South of the North one thousand (1,000) feet of the Southwest Quarter of the Southwest Quarter (SW $\frac{1}{4}$  SW $\frac{1}{4}$ ) of Section Twenty-seven (27), Township Thirty-five (35) North, Range Seventeen (17) West, EXCEPT parcel in Southwest corner described as follows: Beginning at the Southwest corner of said Southwest Quarter of the Southwest Quarter (SW $\frac{1}{4}$  SW $\frac{1}{4}$ ), thence North 280 feet on West line of said Section, thence East 290 feet parallel to South section line of said Section, thence South 280 feet parallel to West section line of said Section, thence West on South section line of said Section to point of beginning.

together with all buildings, improvements, fixtures and appurtenances, now or hereafter erected thereon, including all screen and storm doors and windows, attached mirrors, fixtures, shades, attached floor covering, hot water heater, furnace, oil tank and light fixtures which shall be a part of the real estate.

The Purchaser, in consideration of the covenants and agreements herein made by the Vendor, agrees to purchase the above described premises, and to pay therefor to the Vendor at Balsam Lake, Wisconsin, or as directed, the sum of Twenty-two Thousand Seven Hundred Twenty-five and no/100 Dollars, in manner following: \$ 2,800.00 at the execution hereof, the receipt whereof is hereby acknowledged, and the balance of \$ 19,925.00, together with interest on such portions thereof as shall remain from time to time unpaid, at the rate of 5 per cent per annum, until paid in full, as follows: Said principal and interest shall be payable in installments of not less than \$2,800.00 per annum, beginning on the 12th day of June, 19 75, provided the entire purchase money and interest shall be fully paid within nine (9) years from the date hereof.

~~Purchaser further agrees, unless excused by Vendor, to pay monthly payments sufficient reasonably to anticipate the payment of taxes, special assessments, fire and extended coverage premiums and such other insurance premiums as Vendor may require, and Purchaser agrees to make such payments to the Vendor and hereby authorizes Vendor to apply the same to payment of such items.~~

Payment schedule for interest and principal, including down payment, is attached hereto as Schedule A.

Purchasers may pre-pay this contract at any time five years after date, providing that at the time of final payment, Vendor shall have received the full amount of \$28,000.00, principal and interest, during the term of the contract.

Said payments shall be applied first to interest on the unpaid balance at the rate herein specified and then to principal. ~~Any amount may be prepaid without premium for upon principal at any time, and interest shall be calculated at all times on the unpaid balance on the daily rate basis at 1/360 of the annual rate.~~

~~In the event of any prepayment, this contract shall not be treated as in default with respect to payment so long as the unpaid balance of principal, and interest (and in such case accruing interest from month to month shall be treated as unpaid principal) is less than the amount that said indebtedness would have been had the monthly payments been made as first specified above; provided that monthly payments shall be continued in the event of credit of any proceeds of insurance or condemnation, the condemned premises being thereafter excluded therefrom.~~

The Purchaser hereby states that he is satisfied with the title as shown by the abstract-title insurance commitment submitted to him for examination; the Vendor agrees to deliver the abstract-title insurance policy to the Purchaser when the full purchase price hereunder shall have been paid. The Purchaser agrees to pay the cost of later continuations of abstract-title insurance.

(OR) The Vendor shall furnish the Purchaser thirty days prior to the date of ultimate closing, and the Purchaser shall accept as a sufficient showing of title, either (1) a title insurance commitment for an owner's policy of title insurance in the sum of the purchase price, the Purchaser to be named as the assured, to be written by a title insurance company, and guaranteeing the Vendor's title in the condition called for by this agreement, or (2) a merchantable abstract showing the Vendor's title in the condition called for by this agreement. If an abstract is furnished, the Purchaser shall notify the Vendor, in writing, of any objections to title within ten (10) days after receipt of such abstract, and the Vendor shall then have a reasonable time within which to rectify the title or furnish a title policy as above described.

The Purchaser shall be entitled to take possession of said premises on date hereof, 19 75. In case possession is to be obtained by the Vendor, he shall have a reasonable time after such date in which to remove any occupant. The Purchaser shall be entitled to remain in possession as long as he performs all covenants and agreements herein mentioned on his part to be performed and no longer.

Received for record

JUN 17 1974

AT 9:00 o'clock A.M.  
HAROLD MAIER, Register of Deeds  
Polk County Wisc.  
James E. Egan Deputy.

RETURN TO

CONTINUATION OF ABSTRACT OF TITLE TO

The SW $\frac{1}{4}$  of SW $\frac{1}{4}$ , Section 27-35-17, except the South 280 feet of the West 290 feet, Polk County, Wisconsin.

44

The Federal Land Bank of Saint Paul,  
a body corporate, St. Paul, Minnesota  
to  
Willis Gustafson, also known as F. Willis  
Gustafson and Mabel R. Gustafson, as his  
wife and in her own right

Release  
Dated May 22, 1961  
Filed May 25, 1961, Instr#297809  
Recorded in Vol. 228 Records, pg. 480

Satisfies mortgage recorded in Volume 162 of Mortgages, page 81, shown at No. 42 hereof.  
Executed by Assistant Treasurer and Assistant Secretary with corporate seal affixed.

45

F. Willis Gustafson and Mabel R.  
Gustafson, his wife  
to  
Unity School District No. 4, of the  
Village of Balsam Lake, Centuria, and  
Milltown

Warranty Deed  
Dated Nov. 23, 1959  
Filed Dec. 4, 1959, Instr#292242  
Recorded in Vol. 215 Records, pg. 426  
Consideration \$1.00 and O. V. C.  
Revenue \$8.80

Conveys and Warrants, Beginning at the Northwest corner of the SW $\frac{1}{4}$  of SW $\frac{1}{4}$  of Section 27-35-17, thence East to the Northeast corner of the SW $\frac{1}{4}$  of SW $\frac{1}{4}$  of Section 27-35-17, thence South along said  $\frac{1}{4}$  line 1,000 feet, thence West at right angles to said  $\frac{1}{4}$  line to the right of way of Highway 46, thence North along said right of way of Highway 46, to point of beginning, but excepting school lot located in the Northwest corner of said  $\frac{1}{4}$  section.

Said purchase price is to include a right of first refusal for the balance of said Quarter Section should said parties of the first part, their heirs or assigns decide to dispose of said property. Said property to be sold to the party of the second part for an amount to be negotiated, at time of said sale, but no greater than the highest bona-fide offer in writing received by said parties of the first part.

46

Willis Gustafson and Mabel Gustafson  
and  
Unity Joint District No. 4, of the  
Villages of Balsam Lake, Centuria,  
and Milltown

Contract  
Dated Nov. 23, 1959  
Filed Feb. 25, 1960, Instr#292883  
Recorded in Vol. 217 Records, pg. 111

For and in consideration of the purchase by the Unity Joint District No. 4, of the Villages of Balsam Lake, Centuria, and Milltown, hereinafter known as the party of the first part; of a portion of the SW $\frac{1}{4}$  of SW $\frac{1}{4}$ , Section 27-35-17, from Willis Gustafson and Mabel R. Gustafson, his wife, hereinafter known as parties of the second part. The parties of the second part, hereby agree to bind themselves, their heirs and assigns to the party of the first part, to grant an easement across the SE $\frac{1}{4}$  of SW $\frac{1}{4}$  of SW $\frac{1}{4}$ , Section 27-35-17, for the purpose of a roadway for ingress and egress to that portion of the SW $\frac{1}{4}$  of SW $\frac{1}{4}$ , heretobefore described as purchased by the party of the first part. Said easement to meet the legal requirements of a Town Road and to be surveyed, at the expense of the party of the first part, and located as directed by said parties of the second part, their heirs or assigns. Signed by Willis Gustafson and Mabel R. Gustafson.

The SW $\frac{1}{4}$  of SW $\frac{1}{4}$ , Section 27-35-17, except part, Polk County, Wisconsin.

47

Willis Gustafson and Mabel R.  
Gustafson  
to  
Milltown Mutual Telephone Company,  
a corporation of Wisconsin

Easement  
Dated Mar. 9, 1972  
Filed Apr. 11, 1972, Instr#345943  
Recorded in Vol. 337 Records, pg. 387  
Good & Valuable consideration

Hereby grants, warrants, and conveys the right and easement to enter upon lands of Grantor in Polk County, Wisconsin, described as follows: SW $\frac{1}{4}$  of SW $\frac{1}{4}$ , except  $\frac{3}{4}$  acres Unity School District; Government Lot 5, except 8 acres on East side and parcel described in Volume 222, page 417, and except 269 page 386, Section 27-35-17. and to construct, operate, maintain, place and replace thereon and /or under the surface wire or cable telephone line, underground or above ground, including associated appliances such as poles, conduits, and marker, and terminal posts, and to make changes or additions as it may from time to time deem advisable.

48

Unity Joint District No. 4, by  
Treasurer and Chairman  
to  
Milltown Mutual Telephone Company,  
a corporation of Wisconsin

Easement  
Dated Apr. 12, 1972  
Filed June 5, 1972, Instr#346939  
Recorded in Vol. 339 Records, pg. 433  
Good & Valuable consideration

Grants an easement, same as at No. 47 hereof, over and along: SW $\frac{1}{4}$  of SW $\frac{1}{4}$ , except 6 acres on South side, Section 27-35-17.

49

Willis Gustafson, also known as F.  
Willis Gustafson, and Mabel Gustafson  
also known as Mabel R. Gustafson, his  
wife, and in her own right  
to  
Unity School District #4, Polk County,  
Wisconsin, by Chairman and Secretary

Land Contract  
Dated June 12, 1974  
Filed June 17, 1974, Instr#358727  
Recorded in Vol. 365 Records, pg. 604  
Consideration \$22,725.00

First parties agree to convey to second parties the following: All of the land South of the North 1000 feet of the SW $\frac{1}{4}$  of SW $\frac{1}{4}$ , of Section 27, Township 35 North, Range 17 West, EXCEPT parcel in Southwest corner described as follows: Beginning at the Southwest corner of said SW $\frac{1}{4}$  of SW $\frac{1}{4}$ , thence North 280 feet on West line of said Section, thence East 290 feet parallel to South Section line of said Section, thence South 280 feet parallel to West section line of said Section, thence West on South section line of said Section to point of beginning. And other R. E.

For the above consideration to be paid in the manner following: \$2,800.00 at the execution hereof, the receipt whereof is hereby acknowledged, and the balance of \$19,925.00 together with interest on such portions thereof as shall remain from time to time unpaid, at the rate of 5 per cent per annum, until paid in full as follows: Said principal and interest shall be payable in installments of not less than \$2,800.00 per annum, beginning on the 12th day of June, 1975, provided the entire purchase money and interest shall be fully paid within 9 years from the date hereof.

Payment schedule for interest and principal, including down payment, is attached hereto as Schedule A.

Purchasers may pre-pay this contract at any time five years after date, providing that at the time of final payment, Vendor shall have received the full amount of \$28,000.00, principal and interest, during the term of the contract. Said payments shall be applied first to interest on the unpaid balance at the rate herein specified and then to principal.



49 continued

SCHEDULE A

Payment Schedule for the Gustafson Property

	Principal	Interest	Year
\$22,725.00	\$2,800.00		1
19,925.00	1,803.75	\$ 996.25	2
18,121.25	1,893.94	906.06	3
16,227.31	1,988.63	811.37	4
14,238.68	2,088.07	711.93	5
12,150.61	2,192.47	607.53	6
9,958.14	2,302.09	497.91	7
7,656.05	2,417.20	382.80	8
5,238.85	2,538.06	261.94	9
2,700.79	<u>2,664.96</u>	<u>135.04</u>	10
Totals	\$22,689.17	\$5,310.83	

50

Willis Gustafson, also known as F.  
Willis Gustafson and Mabel Gustafson,  
also known as Mabel R. Gustafson, his  
wife

to

Unity School District #4, Polk County,  
Wisconsin

Warranty Deed

Dated Nov. 11, 1976

Filed Nov. 11, 1976, Instr. #373180

Recorded in Vol. 389 Records, pg. 312

Consideration \$1.00

Fee Exempt - #77.25

Conveys and Warrants, All of the land South of the North 1000 feet of the SW $\frac{1}{4}$  of SW $\frac{1}{4}$ , Section 27-35-17, except a parcel in the Southwest corner described as follows: Beginning at the Southwest corner of said SW $\frac{1}{4}$  of SW $\frac{1}{4}$ ; thence North 280 feet on the West line of said section; thence East 290 feet parallel to the South section line of said section; thence South 280 feet parallel to the West section line of said section; thence West on South section line of said section to the point of beginning. And other R.E.  
This deed is given in fulfillment of that land contract dated June 12, 1974, recorded June 17, 1974 in Vol. 365 Records, page 604, Document #358727 in the office of the Register of Deeds for Polk County, Wisconsin.  
This is non homestead property.

CONTINUATION OF ABSTRACT OF TITLE TO

Part of Government Lot 5, Section 27-35-17, Polk County, Wisconsin.

- 42 -

Willis Gustafson and Mabel Gustafson,  
his wife and in her own right  
to  
Town of Milltown, Polk County,  
Wisconsin

Quit Claim Deed  
Dated July 31, 1965  
Filed Sept. 13, 1965, Instr#315889  
Recorded in Vol. 269 Records, pg. 386  
Consideration \$1.00 and O. V. C.

Quit Claims, Part of Government Lot 5, Section 27-35-17, described as follows: A strip of land of uniform width of 66 feet the North and East boundary line of which is the North and East boundary line of the road easement shown on Certified Survey Map recorded in Volume 1 of Certified Survey Maps, page 41, Document No. 297633, office of Register of Deeds, Polk County, Wisconsin, and an extension of such boundary line to the West boundary line of said Government Lot 5, at a point 33 feet North of Northeast corner of SW $\frac{1}{4}$  of SW $\frac{1}{4}$ , Section 27. Consideration less than \$100.00.

43

Steven G. Quist and Linda L. Quist,  
his wife  
to  
Charles E. Croteau and Gloria M. Croteau

Warranty Deed  
Dated Nov. 28, 1969  
Filed Dec. 3, 1969, Instr#334431  
Recorded in Vol. 311 Records, pg. 530  
Consideration \$650.00  
TF \$.65

Conveys and Warrants, A parcel of land in Government Lot 5, Section 27-35-17, described as follows: Beginning at the Southeast corner of said Government Lot 5, thence running West on the Section line 440 feet to the point of beginning, thence West 9 rods; thence North 11 rods; thence East 9 rods, thence South 11 rods to the point of beginning, subject to existing road right of way.

(For Reference)

44

Willis Gustafson and Mabel R.  
Gustafson  
to  
Milltown Mutual Telephone Company,  
a Corporation of Wisconsin

Easement  
Dated Mar. 9, 1972  
Filed Apr. 11, 1972, Instr#345943  
Recorded in Vol. 337 Records, pg. 387  
Good & Valuable consideration

Hereby grants, warrants, and conveys the right and easement to enter upon lands of Grantor in Polk County, Wisconsin, described as follows: SW $\frac{1}{4}$  of SW $\frac{1}{4}$ , except 34 Acres Unity School District; Government Lot 5, except 8 acres on East side and parcel described in Volume 222, page 417 and except 269, page 386, Section 27-35-17, and to construct, operate, maintain, place and replace thereon and/or under the surface wire or cable telephone line, underground or above ground, including associated appliances such as poles, conduits, and marker, and terminal posts, and to make changes or additions as it may from time to time deem advisable.

45

All lands in Polk County lying within 300 feet of the normal high water elevation of a river or stream, or within 1000 feet from the normal high water elevation of a lake, pond or flowage, are subject to the provisions of the "SHORELAND PROTECTION ZONING ORDINANCE" of said County.

# CONTINUATION OF ABSTRACT OF TITLE TO

Part of Government Lot 5, Section 27-35-17, Polk County, Wisconsin.

46

Willis Gustafson, also known as  
F. Willis Gustafson, and Mabel  
Gustafson, his wife, and in her  
own right

to

Unity School District #4, Polk County,  
Wisconsin, by Chairman and Secretary

Land Contract

Dated June 12, 1974

Filed June 17, 1974, Instr#358727

Recorded in Vol. 365 Records, pg. 604

Consideration \$22,725.00

First parties agree to convey to second party the following: That part of Government Lot 5, Section 27, Township 35 North, Range 17 West, lying West and South of Town Road, as particularly described in Volume 269 of Records, page 386, Document No. 315889, EXCEPT therefrom, that parcel described in Volume 311 of Records, page 530, Document No. 334431, in the office of the Register of Deeds of Polk County, Wisconsin. And whether R. E Pay at Balsam Lake, Wisconsin, or as directed.

For the above consideration to be paid in the manner following: \$2,800.00 at the execution hereof, the receipt whereof is hereby acknowledged, and the balance of \$19,925.00, together with interest on such portions thereof as shall remain from time to time unpaid, at the rate of 5 per cent per annum, until paid in full, as follows: Said principal and interest shall be payable in installments of not less than \$2,800.00 per annum, beginning on the 12th day of June, 1975, provided the entire purchase money and interest shall be fully paid within 9 years from the date hereof.

Payment schedule for interest and principal, including down payment, is attached hereto as Schedule A.

Purchasers may pre-pay this contract at any time five years after date, providing that at the time of final payment, Vendor shall have received the full amount of \$28,000.00, principal and interest, during the term of the contract.

Possession as of date hereof.

Insurance, option, tax and receivership clauses.

Fire and extended coverage - full insurable value.

Exceptions to Warranties: Existing easements and rights of way, if any.

## SCHEDULE A

### Payment Schedule for the Gustafson Property

	Principal	Interest	Year
\$22,725.00	\$2,800.00		1
19,925.00	1,803.75	\$ 996.25	2
18,121.25	1,893.94	906.06	3
16,227.31	1,988.63	811.37	4
14,238.68	2,088.07	711.93	5
12,150.61	2,192.47	607.53	6
9,958.14	2,302.09	497.91	7
	2,417.20	382.80	8

CONTINUATION OF ABSTRACT OF TITLE TO

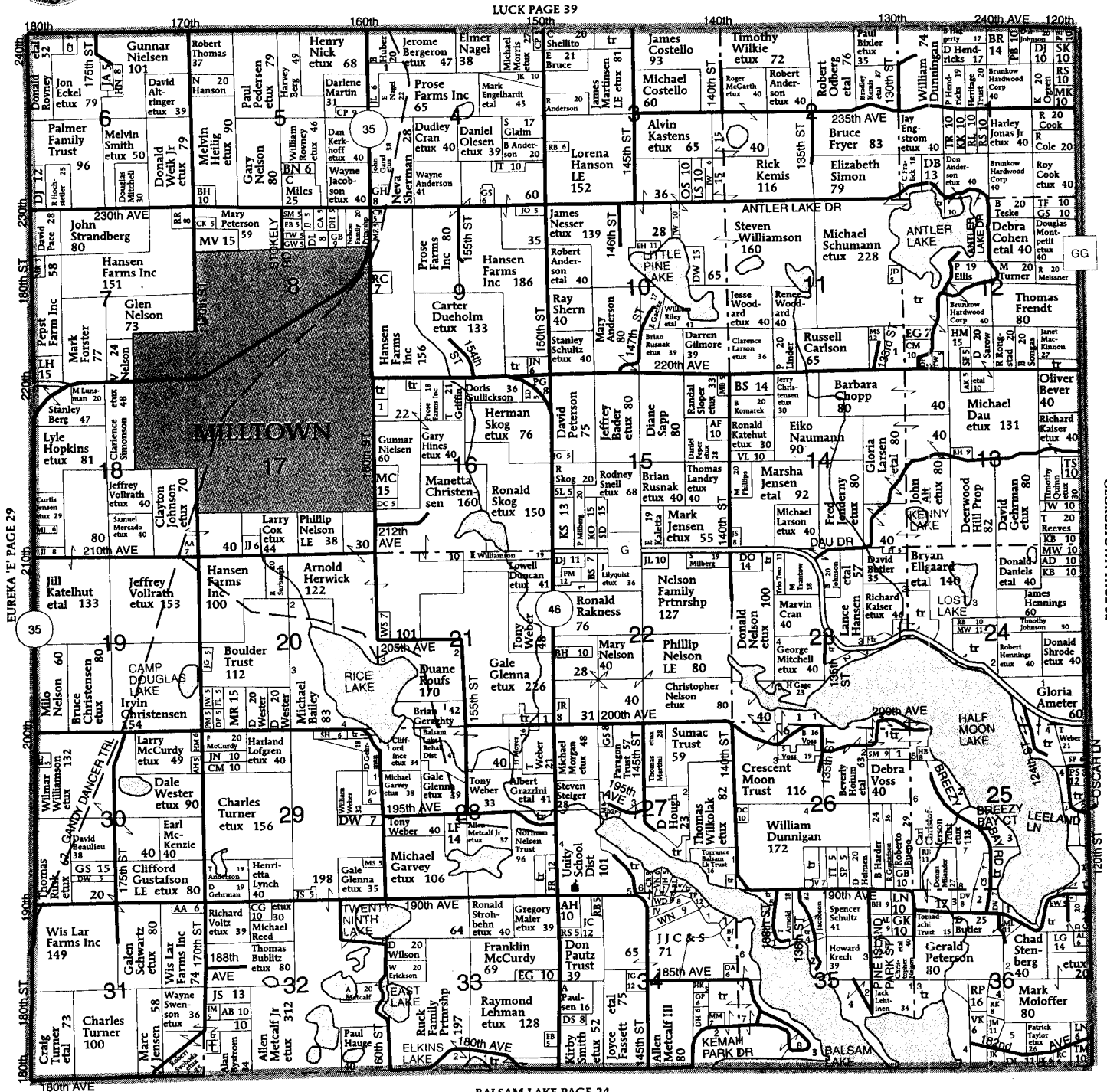
Part of Government Lot 5, Section 27-35-17, Polk County, Wisconsin.

47

Willis Gustafson, also known as  
F. Willis Gustafson and Mabel  
Gustafson, also known as Mabel R.  
Gustafson, his wife  
to  
Unity School District #4, Polk  
County, Wisconsin

Warranty Deed  
Dated Nov. 11, 1976  
Filed Nov. 11, 1976, Instr. #373180  
Recorded in Vol. 389 Records, pg. 312  
Consideration \$1.00  
Fee Exempt - #77.25

Conveys and Warrants, That part of Government Lot 5, Section 27-35-17, lying West and South of town road, as particularly described in Volume 269 Records, page 386, Document No. 315889, except therefrom, that parcel described in Volume 311 of Records, page 530, Document No. 334431 in the office of the Register of Deeds for Polk County, Wisconsin, and other R.E. This deed is given in fulfillment of that land contract dated June 12, 1974, recorded June 17, 1974 in Volume 365 Records, page 604, Document No. 358727 in the office of Register of Deeds for Polk County, Wisconsin.  
This is non homestead property.



## **ARROW BUILDING CENTER**

*"Dependability from the ground up"*

**Your Full Service Building Center  
Complete Plan Service**



**FREE ESTIMATES FOR:**  
REMODELING - KITCHEN CABINETS  
RESIDENTIAL & FARM BUILDINGS

**AT AMERY - PHONE: 268-8161**  
**MILLTOWN - PHONE: 825-3287**

Men, Women  
and Children

**Brenda Carlson,  
Owner**

## COUNTRY CLIPS

Highway 46 & 35, Milltown  
Phone: 825-2445



**RC** *Auto  
Body*

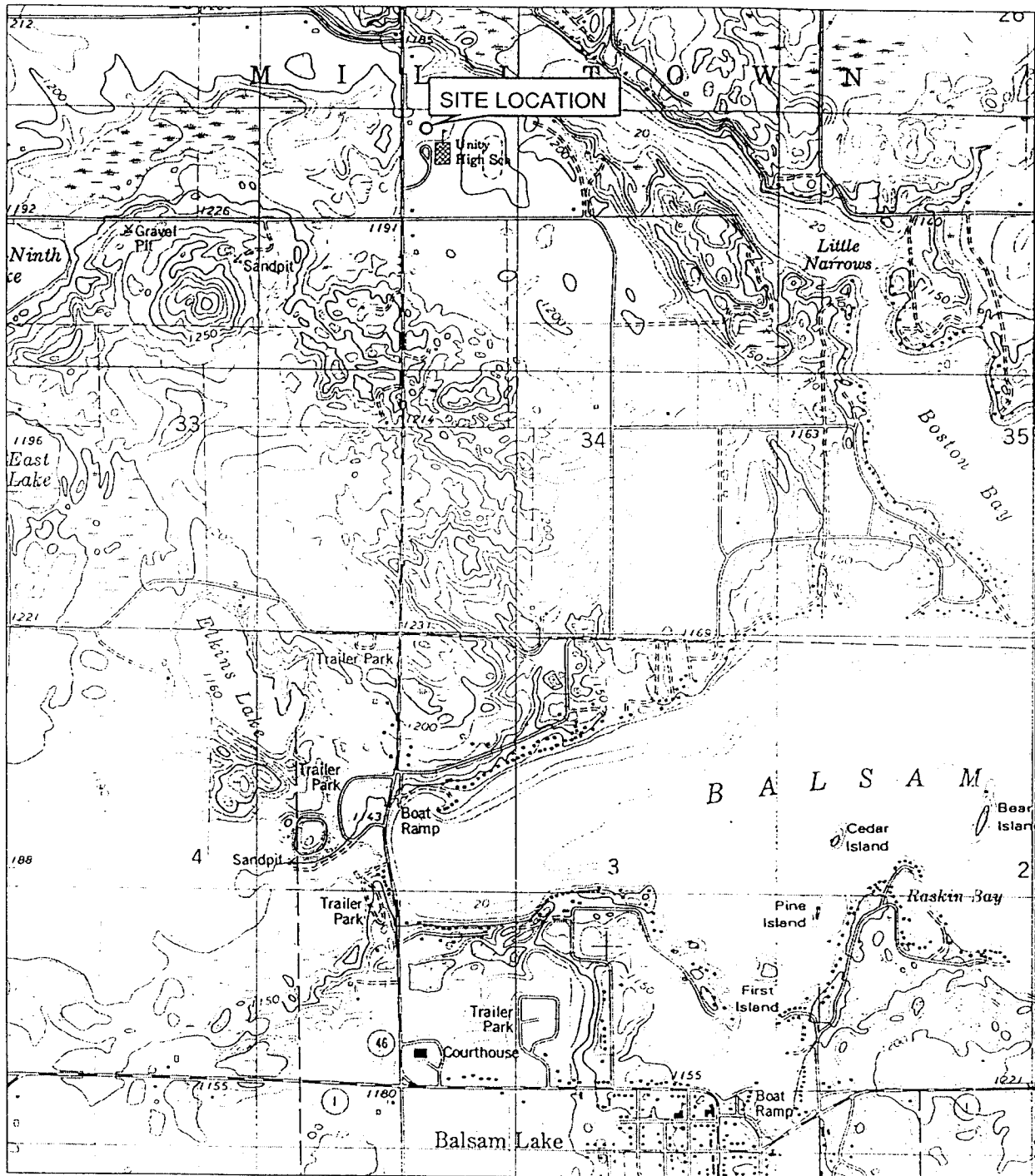
## THE QUALITY OF A PERSONAL REPAIR

### FREE ESTIMATES

Highway 46 & 35, Milltown, Wisconsin

Phone: (715) 825-4600

**Ron Carlson, Owner**



1 INCH = 2,000 FEET

BASE MAP DEVELOPED FROM THE  
BALSAM LAKE, WISCONSIN U.S.G.S.  
TOPOGRAPHIC MAP, DATED 1978.

SW 1/4, SW 1/4, SEC 27, T35N, R17W

DRAWN BY: CCM

APPROVED BY:

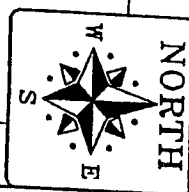
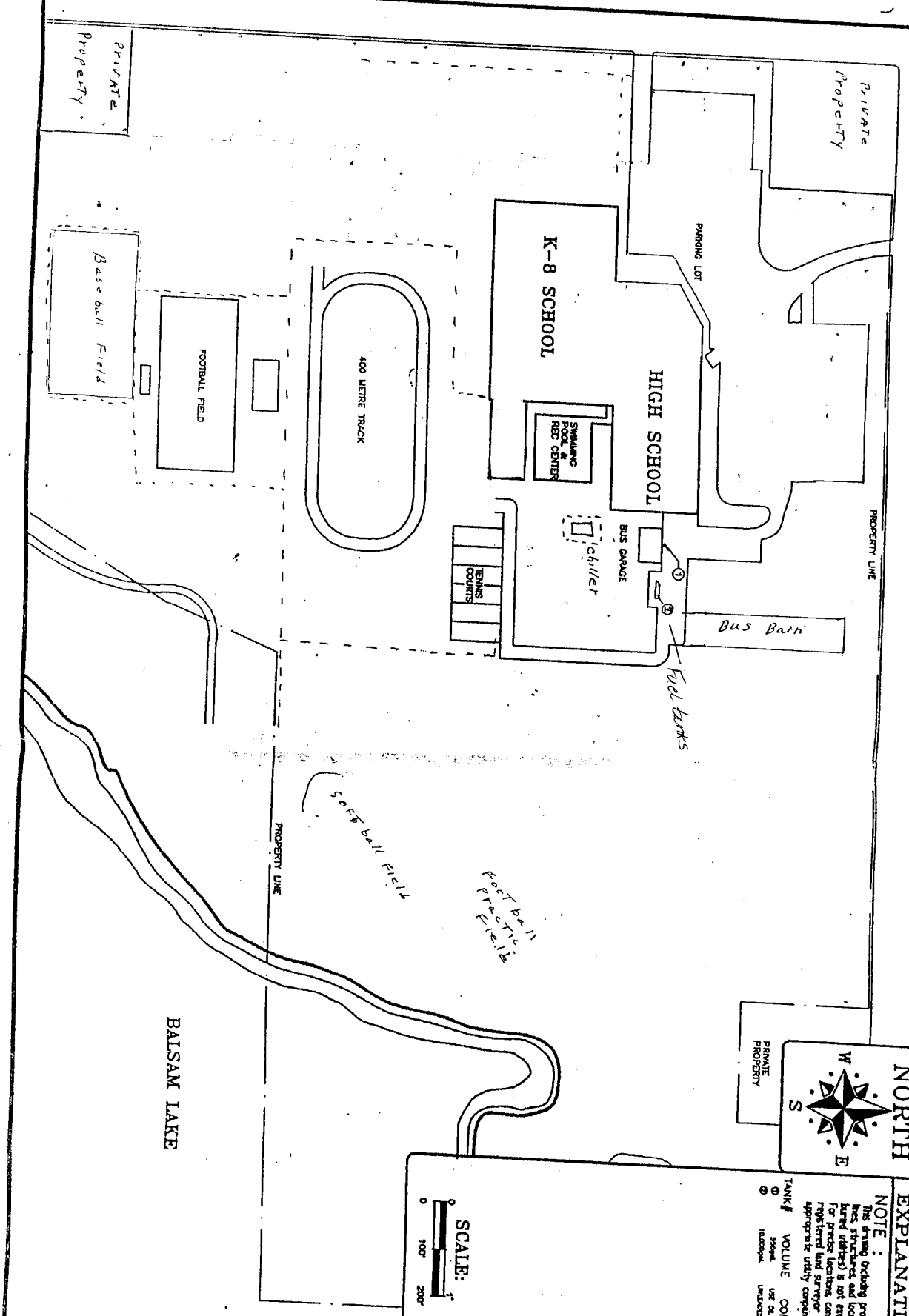
DATE: 1/02/03

PROJ. 220064.01

FIGURE 1  
SITE LOCATION MAP  
UNITY SCHOOL DISTRICT  
BALSAM LAKE, WISCONSIN

**ADVENT**

ENVIRONMENTAL SERVICES, INC.



**EXPLANATION**

**NOTE:**  
 The existing building property lines, structures, and locations of buried utilities is not exact. For precise locations, consult a registered land surveyor and appropriate utility company.

**TANK #**   **VOLUME**   **CONTENTS**

①   1000 gal   1000 gal   1000 gal

②   1000 gal   1000 gal   1000 gal



**SITE MAP**

**UNITY HIGH SCHOOL**

POLK COUNTY, WISCONSIN

**DAHL**

**& ASSOCIATES, INC.**  
 Environmental Consultants, Contractors & Engineers

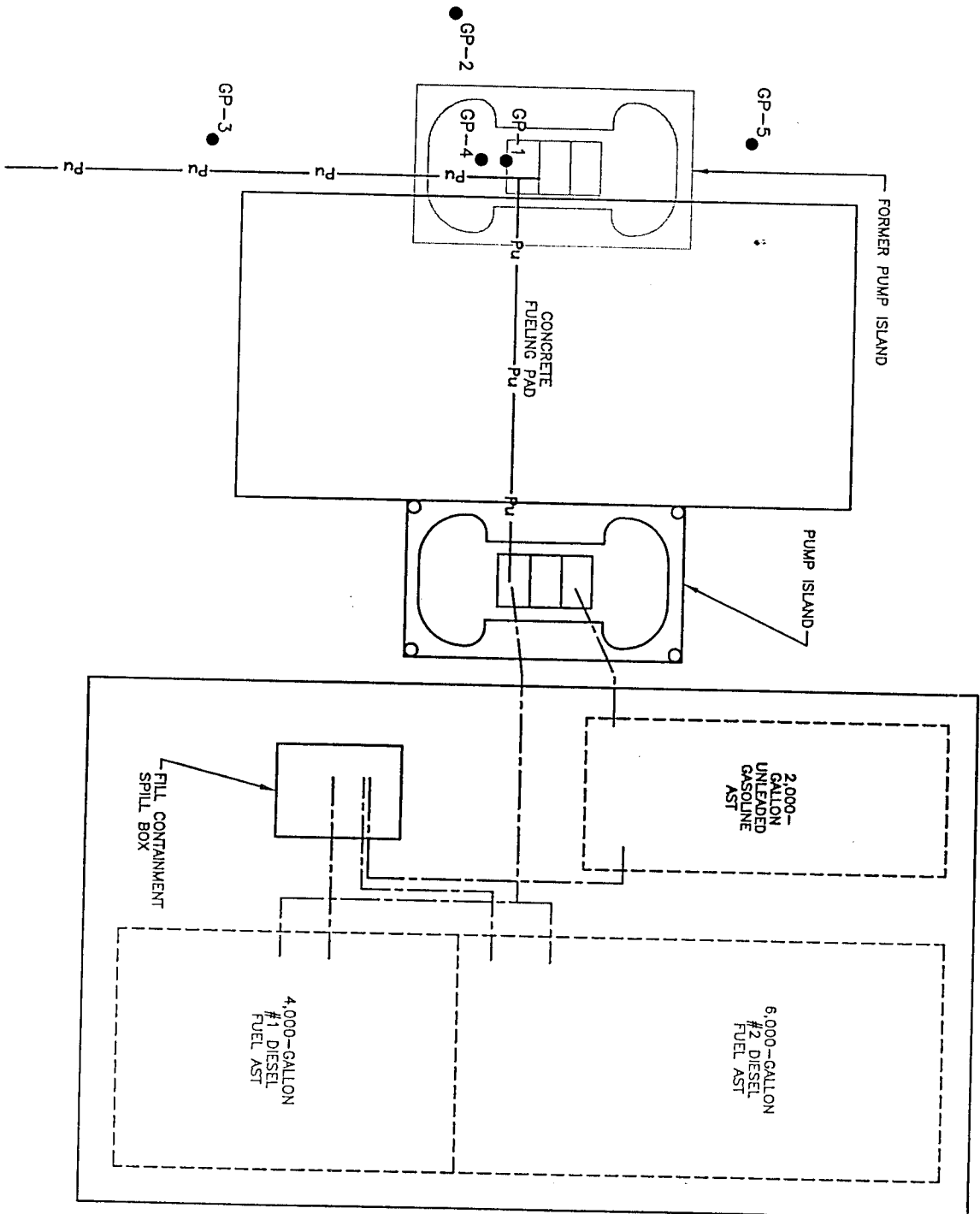
4390 McHenry Road  
 Saint Paul, MN. 55127  
 Phone (612) 490-2805  
 FAX (612) 490-3777

DATE	08/24/93
DRAWN BY	John N.
APPROVED BY	
DRAWING NUMBER	B-03-A
PROJECT NUMBER	MEW14207
SCALE	

PLOT DATE 08/24/93

AutoCAD FILE NAME 4207-03A

PLOT



# **LEGEND**

- APPROXIMATE LOCATION OF PRODUCT PIPING
- Pu — APPROXIMATE LOCATION OF BURIED CONDUIT TO PUMPS
- GP-1 APPROXIMATE LOCATION OF GEOPROBE SOIL BORING

# **NOTES**

1. BASE MAP DEVELOPED FROM SITE OBSERVATIONS BY ADVENT ENVIRONMENTAL SERVICES, INC. ON DECEMBER 10, 2002.

RAWN BY: CCM  
APPROVED BY:

DATE: 1/02/03  
PROJ # 22006401-A1A

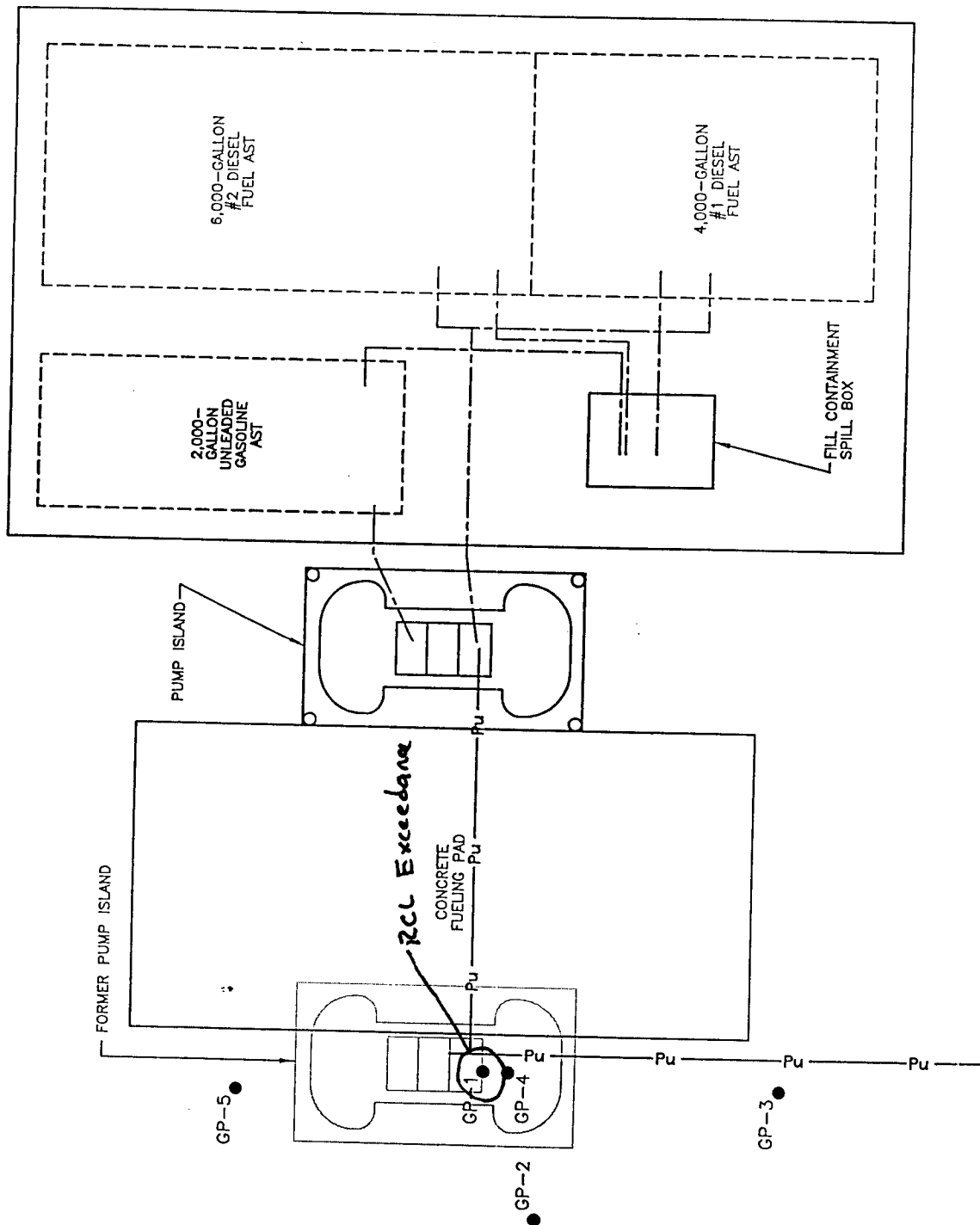
0 2.5 5  
1 INCH = APPROX. 5 FEET



FIGURE 2  
SITE FEATURES MAP  
UNITY SCHOOL DISTRICT  
BALSAM LAKE, WISCONSIN

**ADVENT**  
ENVIRONMENTAL SERVICES, INC.





# LEGEND

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--- Pu --- APPROXIMATE LOCATION OF BURIED CONDUIT TO PUMPS

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FIGURE 2  
SITE FEATURES MAP  
UNITY SCHOOL DISTRICT  
BALSAM LAKE, WISCONSIN



0 2.5 5  
1 INCH = APPROX. 5 FEET

DATE: 1/02/03

PROJ# 22006401-A1A

DRAWN BY: CCM

APPROVED BY:

**ADVENT**  
ENVIRONMENTAL SERVICES, INC.

**TABLE 2**  
**ANALYTICAL RESULTS - GROUNDWATER**  
**UNITY SCHOOL DISTRICT SITE, BALSAM LAKE, WISCONSIN**

ANALYTE			<i>NR 140 Remedial Action Limits</i>	
	GP-4W	GP-5W		
			<i>ES</i>	<i>PAL</i>
PVOCs (ppb) <sup>1</sup>				
Benzene	ND	ND	<i>5</i>	<i>0.5</i>
Ethylbenzene	ND	ND	<i>700</i>	<i>140</i>
MTBE	ND	ND	<i>60</i>	<i>12</i>
Toluene	ND	0.768	<i>1,000</i>	<i>200</i>
1,2,4 & 1,3,5 - TMB	ND	ND	<i>480</i>	<i>96</i>
Total Xylenes	ND	1.16	<i>10,000</i>	<i>1,000</i>
PAHs (ppb)	ND	ND	<i>Variable</i>	<i>Variable</i>

ND = not detected

PVOC = petroleum volatile organic compounds

MTBE = methyl-tert-butylether

TMB = trimethylbenzene

--- = not analyzed or no standard

PAH = polynuclear aromatic hydrocarbons

Bold Italic numbers indicate concentrations above the ES outlined in NR 140.10

Bold numbers indicate concentrations above the PAL outlined in NR 140.10.

**TABLE 1**  
**ANALYTICAL RESULTS - SOIL**  
**UNITY SCHOOL DISTRICT SITE, BALSAM LAKE, WISCONSIN**

Sample	NR 720 Generic RCLs	NR 746 Table 1 Values	NR 746 Table 2 Values	GP-1A	GP-1B	GP-2A	GP-2B	GP-3A	GP-3B	GP-4A	GP-4B	GP-5
Boring				GP-1	GP-1	GP-2	GP-2	GP-3	GP-3	GP-4	GP-4	GP-5
Depth (feet)				3-4'	17-18'	3-4'	17-18'	3-4'	17-18'	3-4'	17-18'	17-18'
PID				30	6	<1	<1	<1	3	<1	<1	<1
DROs (ppm)	100			7,170	10.9	<5.71	8.13	8.95	17.2	ND	7.78	67.1
PVOCs (ppb)												
Benzene <sup>1</sup>	5.5	8,500	1,100	<25	<25	<25	<25	<25	<25	<25	<25	<25
Ethylbenzene	2,900	4,600		62.7	<25	<25	<25	<25	<25	<25	<25	195
MTBE				<25	<25	<25	<25	<25	<25	<25	<25	<25
Toluene	1,500	38,000		<25	<25	<25	26.2	25.7	<25	<25	<25	<25
1,2,4-TMB		83,000		816	<25	<25	<25	<25	<25	<25	<25	2,300
1,3,5-TMB		11,000		880	<25	<25	<25	<25	<25	<25	<25	2,490
Total Xylenes	4,100	42,000		376	<25	<25	<25	<25	<25	<25	<25	978
PAHs (ppb)	Variable			---	---	---	---	---	---	ND	ND	ND

ND = not detected

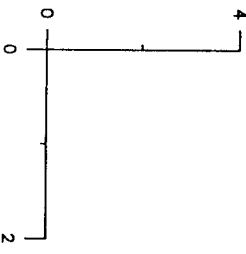
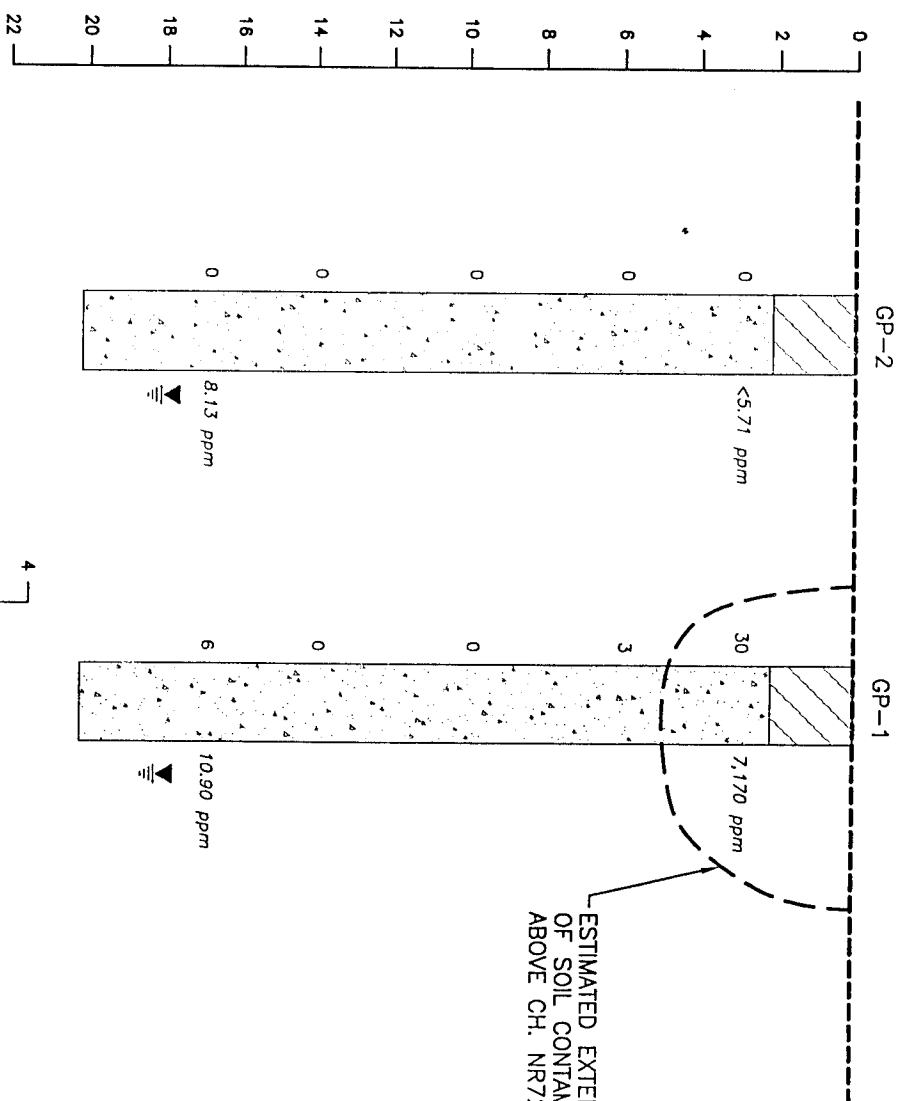
TMB = trimethylbenzene

MTBE = methyl tert-butyl ether

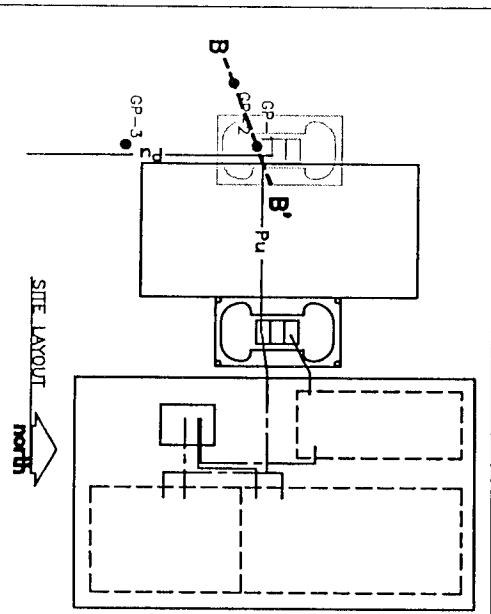
Bold numbers indicate concentrations exceeding WDNR generic RCLs.

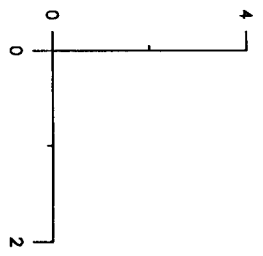
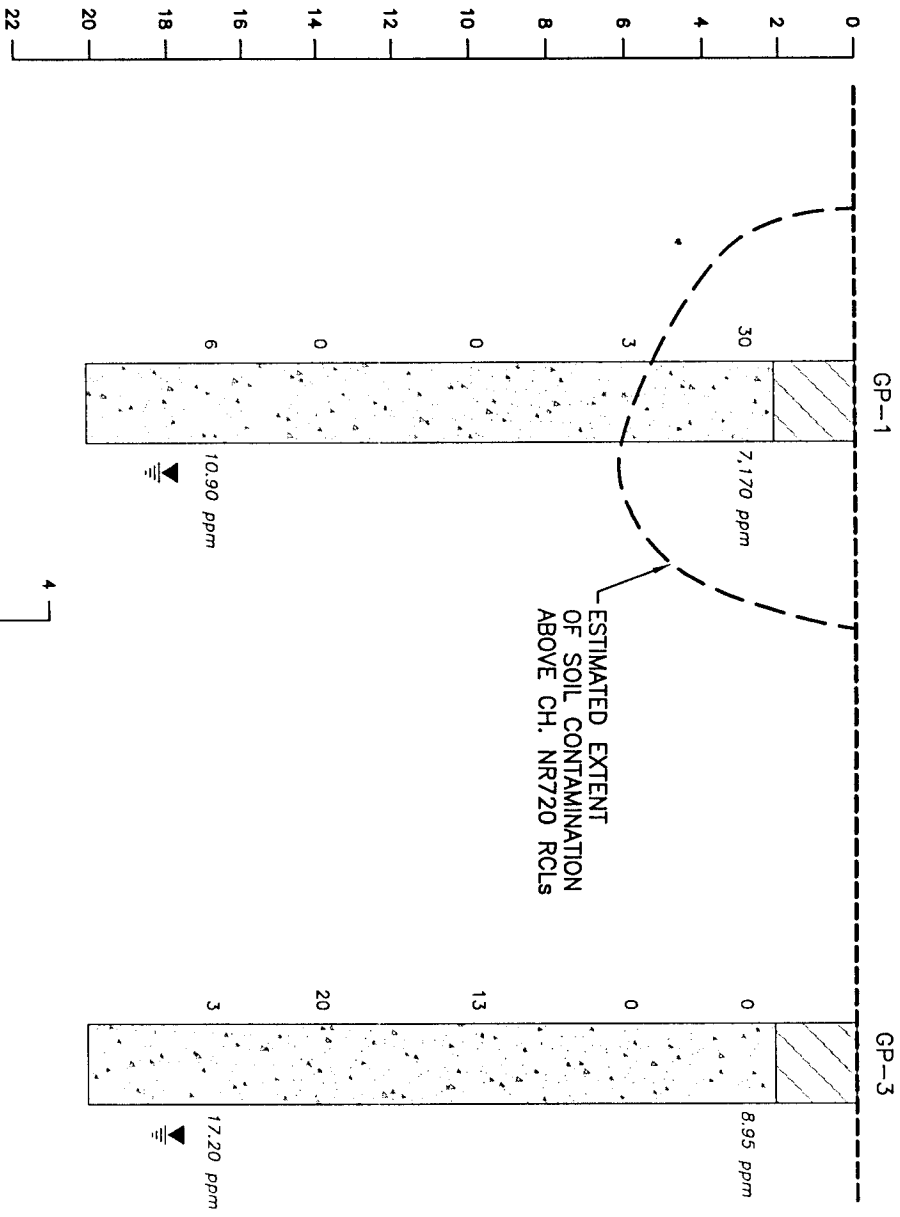
Bold italics indicate concentrations exceeding NR 746 table values.

<sup>1</sup> Laboratory detection limit exceeds case closeout limit due to methanol preservation.

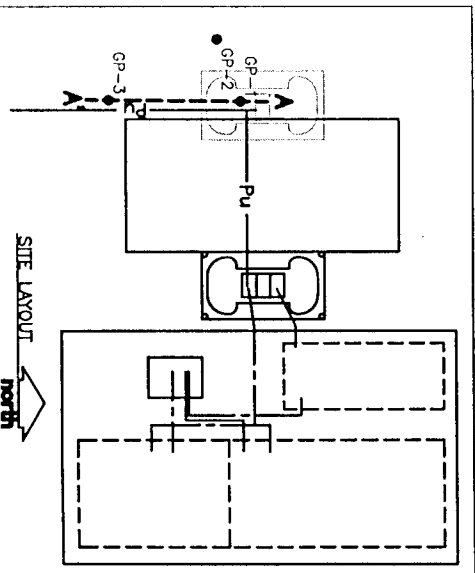


- LEGEND**
- BROWN SILTY SAND WITH SOME CLAY
  - BROWN POORLY SORTED FINE TO COARSE SAND WITH LITTLE SILT
  - MEASURED WATER LEVEL
  - PHOTIONIZATION DETECTOR READING, in instrument units
  - DIESEL RANGE ORGANICS, in parts per million





- LEGEND**
- BROWN SILTY SAND WITH SOME CLAY
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  - MEASURED WATER LEVEL
  - PHOTOIONIZATION DETECTOR READING, in instrument units
  - DIESEL RANGE ORGANICS, in parts per million



DRAWN BY: CCM  
APPROVED BY:

DATE: 1/24/03  
PROJ # 22006401-A3

FIGURE 3  
NORTH TO SOUTH  
CROSS-SECTION A - A  
UNITY SCHOOL DISTRICT  
BALSAW LAKE, WISCONSIN

**ADVENT**  
ENVIRONMENTAL SERVICES, INC.



1908 150th Street/Highway 46 North  
P.O. Box 307

Balsam Lake, WI 54810

Phone: 715/825-3515; Fax: 715/825-3517

[www.unity.k12.wi.us](http://www.unity.k12.wi.us)

E.O.E.

February 10, 2004

RECEIVED  
FEB 16 2004  
ERS DIVISION

Will M. Myers, Geologist  
Site Review Section  
Wisconsin Department of Commerce  
Environmental and Regulatory Services Division  
Bureau of PECFA  
P. O. Box 8044  
Madison, WI 53708-8044

RE: Requested Information for Closure Review  
Commerce #54810-7267-08B; WDNR BRRS #03-49-378605

Dear Mr. Myers:

Enclosed you will find the information requested for case closure of the above:

- Copies of Property Deeds, Abstract Pages
- Copy of Plat Map

The legal descriptions attached are complete and accurate to the best of our knowledge.

Sincerely,

Terry J. Schmidt  
District Administrator

TJS/pk  
Enc.